

# LCP/PrivateOffice

est.1990

St Stephen's Gardens, Westbourne Park W2  
Asking Price £538,500 STC



## Description

A bright and spacious second floor one bedroom flat with southerly views over the gardens at the rear of the property.

The flat forms part of a white stucco building which sits on the southern side of St Stephen's Gardens. There is a good sized open plan kitchen and reception room, double bedroom with fitted wardrobes, bathroom and storage cupboard.

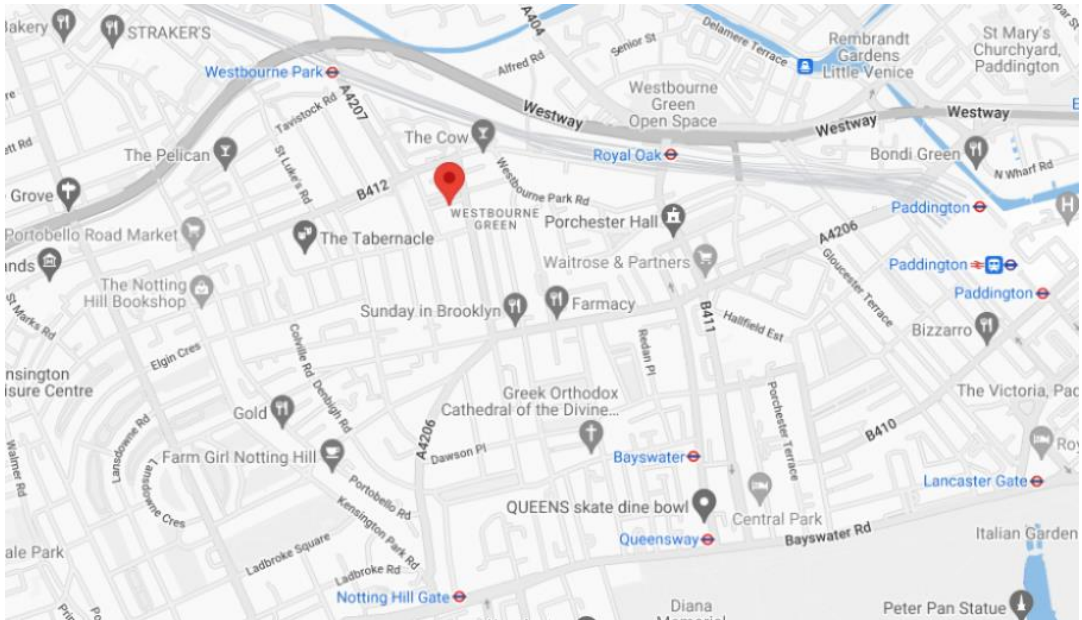
Westbourne Park Station (Hammersmith & City and Circle Lines) and good local bus routes give access in and out of the City. There is a wealth of shops, cafes and restaurants to be found in the immediate area.



## Accommodation

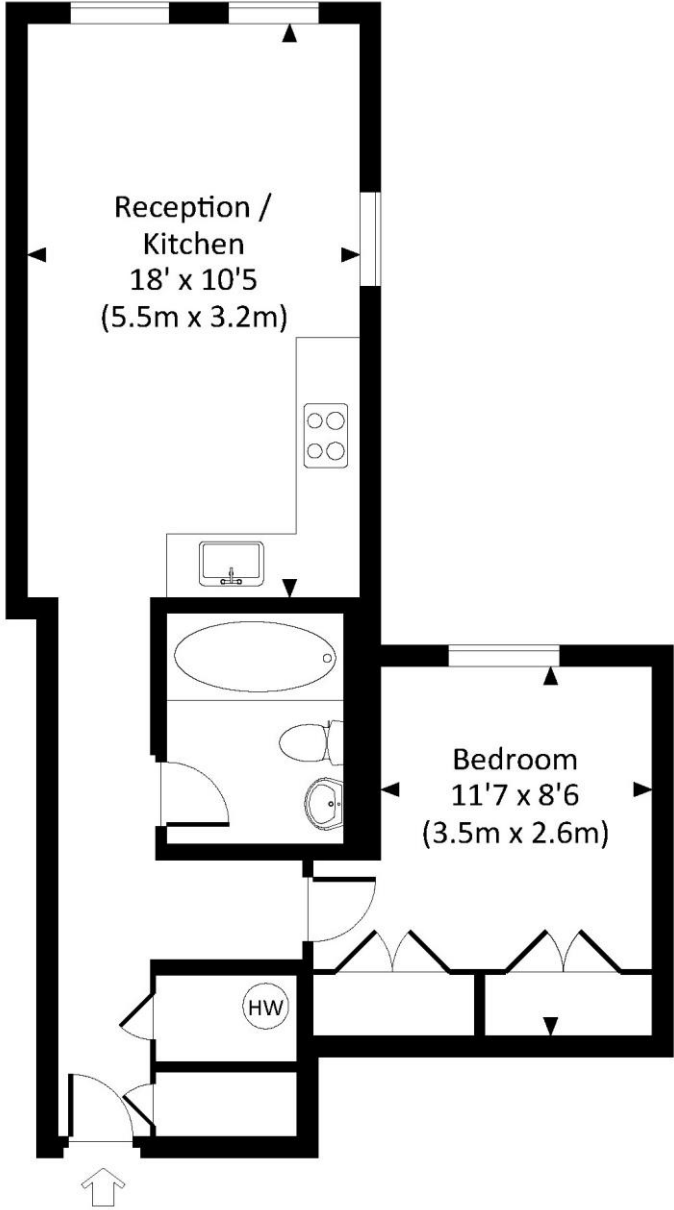
Open Plan Kitchen / Reception Room | Bedroom | Bathroom | 440 sq ft (41 sq m)

<b>Asking Price</b>	£538,500 STC
<b>Lease</b>	Approximately 103 years remaining
<b>Service Charge</b>	£1,682 per annum (inc. reserves)
<b>Ground Rent</b>	£200pa
<b>Council Tax</b>	Westminster Band D



## STEPHENS GARDENS, W2

Approx. gross internal area  
440 Sq.Ft. / 40.9 Sq.M.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Please note none of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. It should also be noted that amenities and appliances have not been tested.



LCP House, Ogle Street, London W1W 6HU  
sales@lcpprivate.com  
020 7723 1733







LCP House, Ogle Street, London W1W 6HU  
sales@lcpprivate.com  
020 7723 1733

# LCP/PrivateOffice

est.1990

LCP House, Ogle Street, London W1W 6HU  
sales@lcprivate.com  
020 7723 1733